

IN RE: PETITION FOR ZONING VARIANCE
E/S Anglo Hill Road, N of
Saxon Hill Drive
(10601 Anglo Hill Road)
8th Election District
3rd Councilmanic District
Tadeusz Rykojc, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-388-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a recreational vehicle (boat and trailer) to be stored in the front yard with a setback of 0 feet from the front property line in lieu of the permitted side yard location, 8 feet to the rear from the front foundation line of a dwelling, or rear yard location, 2.5 feet from any rear or side property line, all as more particularly described in Petitioner's Exhibit 1.

The Petitioners appeared and testified. Also appearing on behalf of the Petition were Robert T. Franz, adjoining property owner on Anglo Hill Road, and Allen O. Sullender, who resides directly across from the subject property on Saxon Hill Drive. Appearing as Protestants in the matter were Juan M. and Dolores Crujeiras, residents of the area, and Thomas J. Quirk, appearing on behalf of the Board of Directors of the Springlake Community Association.

Testimony indicated that the subject property, known as 10601 Anglo Hill Road, consists of .229 acres zoned D.R. 3.5 and is located at the corner of Anglo Hill Road and Saxon Hill Drive. Said property is improved with a single family dwelling which has been Petitioners' residence for approximately the past 11 years. Testimony indicated that last year, Petitioners purchased a bass fishing boat, 16 feet in length, which is kept under cover on a trailer when not in use. Petitioners are desirous

of storing the boat in the driveway alongside the dwelling as depicted in Petitioner's Exhibits 1, 2 and 3D. Testimony indicated that as a result of a complaint filed with the Zoning Office, Petitioners were advised to file the instant Petition for approval. Mr. Rykojc testified he believes the proposed storage location of the boat is more aesthetically appealing and less of an eyesore than if required to comply with the zoning regulations. He pointed out that due to the layout of his property, and the fact that it is a corner lot, the required storage location would result in the boat being within direct view of the adjoining property facing Saxon Hill Drive. In support of his position, Mr. Rykojc introduced a letter of support from the property owner to the rear of the subject site, a petition of support signed by several of the neighbors residing in the vicinity of the subject property, and photographs which clearly depict the boat's present location and its relationship with neighboring properties. Petitioners contend the relief requested will not result in any detriment to the health, safety or general welfare of the community and is within the spirit and intent of the zoning regulations. Mr. Franz and Mr. Sullender testified in favor of Petitioners' request.

Thomas Quirk testified that he was appearing on behalf of the Board of Directors of the Springlake Community Association, which is generally opposed to all variance requests. Mr. Quirk testified that while he is familiar with the site and believes it is a prominent corner location, he does not live in the vicinity of the subject property.

Dolores Crujeiras testified that she and her husband are opposed to the relief requested as they believe the proposed location for storage of the boat is an eyesore.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare. In this particular instance, it is clear that to require strict compliance with the zoning regulations would not be in the best interests of the surrounding, affected property owners. The testimony and evidence presented has established that the relief requested is appropriate and should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

WHEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of April, 1990 that the Petition for Zoning Variance to permit a recreational vehicle (boat and trailer) to be

stored in the side and front yard at the end of the driveway alongside the dwelling in lieu of the required 8 feet to the rear from the front foundation line of a dwelling, in accordance with Petitioner's Exhibits 1, 2 and 3, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded and Petitioners will be required to store the recreational vehicle in compliance with the zoning regulations.
- 2) The relief granted herein is limited to Petitioners only for purposes of storing the subject, 16-foot bass fishing boat. Petitioners are prohibited from storing a boat of greater size in the location depicted in Petitioner's Exhibits 1, 2 and 3D.
- 3) In the event Petitioners no longer reside on the subject property, or have transferred title to the subject recreational vehicle, the relief granted herein shall terminate.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-388-A

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 415A.1 To permit a recreational vehicle (boat and trailer) to be stored in the front yard with a zero foot setback from the front property line in lieu of the side yard 8 feet to the rear of the front foundation line of the rear yard 2.5 feet from any rear or side lot line.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 23 day of April, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 6 day of April, 1990, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

90-388-A Zoning Description

Beginning at a point on the northern most side of Saxon Hill Drive, 50ft wide at the intersection, with the eastern most right of way of Anglo Hill Road, 50ft wide, being lot 49 in the subdivision of Springdale section III as recorded in plat book 33 Folio 8; also known as 10601 Anglo Hill Rd in the 8th election district

OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLAT PREPARED BY BALTO. CO.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th
Date of Posting: 3/16/90
Petitioner: Tadeusz Rykojc, et ux
Location of property: E/S Anglo Hill Rd, N/Saxon Hill Drive
10601 Anglo Hill Rd
Location of Sign: Springdale Rd, 10th St. Parkway
P.O. Address of Petitioner:
Remarks:
Posted by:
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 8, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on March 8, 1990.

THE JEFFERSONIAN,

Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 8, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on March 7, 1990.

TOWSON TIMES,

S. Zake Orlean
Publisher

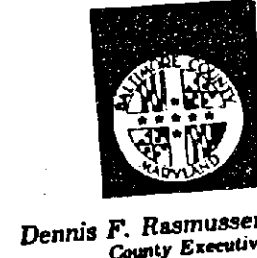
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 on the following:
Petition for Zoning Variance
Case number 90-388-A
E/S Anglo Hill Road, O.R.N. of Saxon Hill Drive
10601 Anglo Hill Road
8th Election District
3rd Councilmanic District
Petitioners: Rykojc, et ux
Tadeusz Rykojc, et ux
Apr. 6, 1990 at 2:00 p.m.
In the event that this Petition is granted, a building permit may be issued within the sixty (60) day period. The Zoning Commissioner will, however, at the request of any party, suspend the issuance of said permit until such time as the required public hearing is held. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
JT 3119 March 8

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

DATE: 1/24/90
PUBLIC HEARING FEES: \$100.00
\$10 - COPIES VARIANCE (1FL) \$100.00
LAST NAME OF OWNER: RYKOJC \$100.00

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

DATE 3/20/90



Mr. & Mrs. Tadeusz Rykoje
10601 Angolhill Road
Cockeysville, Maryland 21030

Re: Petition for Zoning Variance
CASE NUMBER: 90-388-A
E/S Angolhill Road, 0 ft. N of Saxonhill Drive
10601 Angolhill Road
8th Election District - 3rd Councilmanic
Petitioner(s): Tadeusz Rykoje, et ux
HEARING: FRIDAY, APRIL 6, 1990 at 2:00 p.m.

Dear Petitioners:

Please be advised that \$137.65 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRHigs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

February 22, 1990

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 90-388-A
E/S Angolhill Road, 0 ft. N of Saxonhill Drive
10601 Angolhill Road
8th Election District - 3rd Councilmanic
Petitioner(s): Tadeusz Rykoje, et ux
HEARING: FRIDAY, APRIL 6, 1990 at 2:00 p.m.

Variance to permit a recreational vehicle (boat and trailer) to be stored in the front yard with a zero ft. setback from the front property line in lieu of the side yard 8 ft. to the rear of the front foundation line or in the rear yard 24 ft. from any rear or side lot line.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

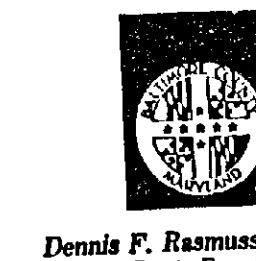
J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Mr. & Mrs. Rykoje

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING



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Petition for Zoning Variance
CASE NUMBER: 90-388-A
E/S Angolhill Road, 0 ft. N of Saxonhill Drive
10601 Angolhill Road
8th Election District - 3rd Councilmanic
Petitioner(s): Tadeusz Rykoje, et ux
HEARING: FRIDAY, APRIL 6, 1990 at 2:00 p.m.

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J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

DATE 3/20/90



Mr. & Mrs. Tadeusz Rykoje
10601 Angolhill Road
Cockeysville, Maryland 21030

Re: Petition for Zoning Variance
CASE NUMBER: 90-388-A
E/S Angolhill Road, 0 ft. N of Saxonhill Drive
10601 Angolhill Road
8th Election District - 3rd Councilmanic
Petitioner(s): Tadeusz Rykoje, et ux
HEARING: FRIDAY, APRIL 6, 1990 at 2:00 p.m.

Dear Petitioners:

Please be advised that \$137.65 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRHigs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

February 22, 1990



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

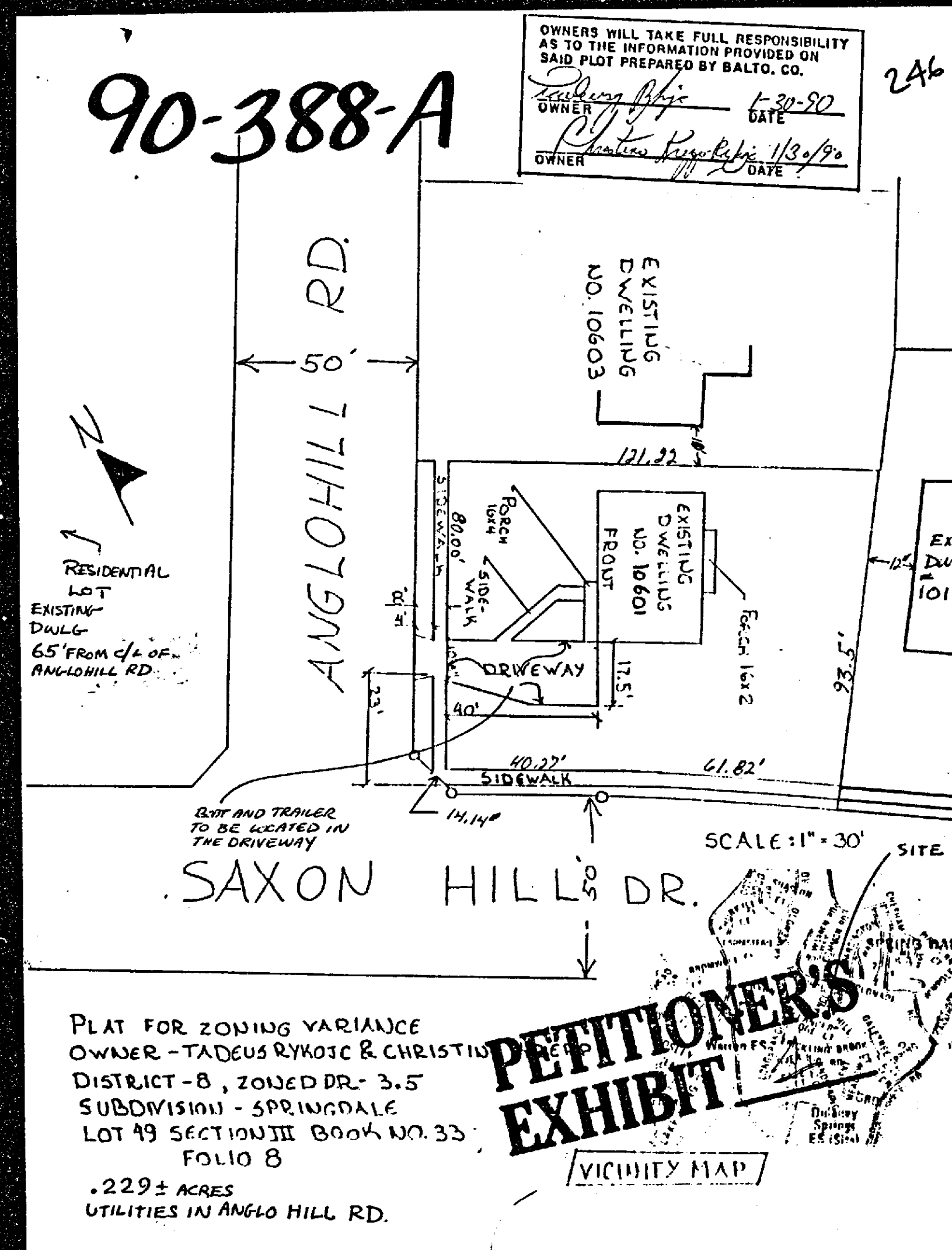
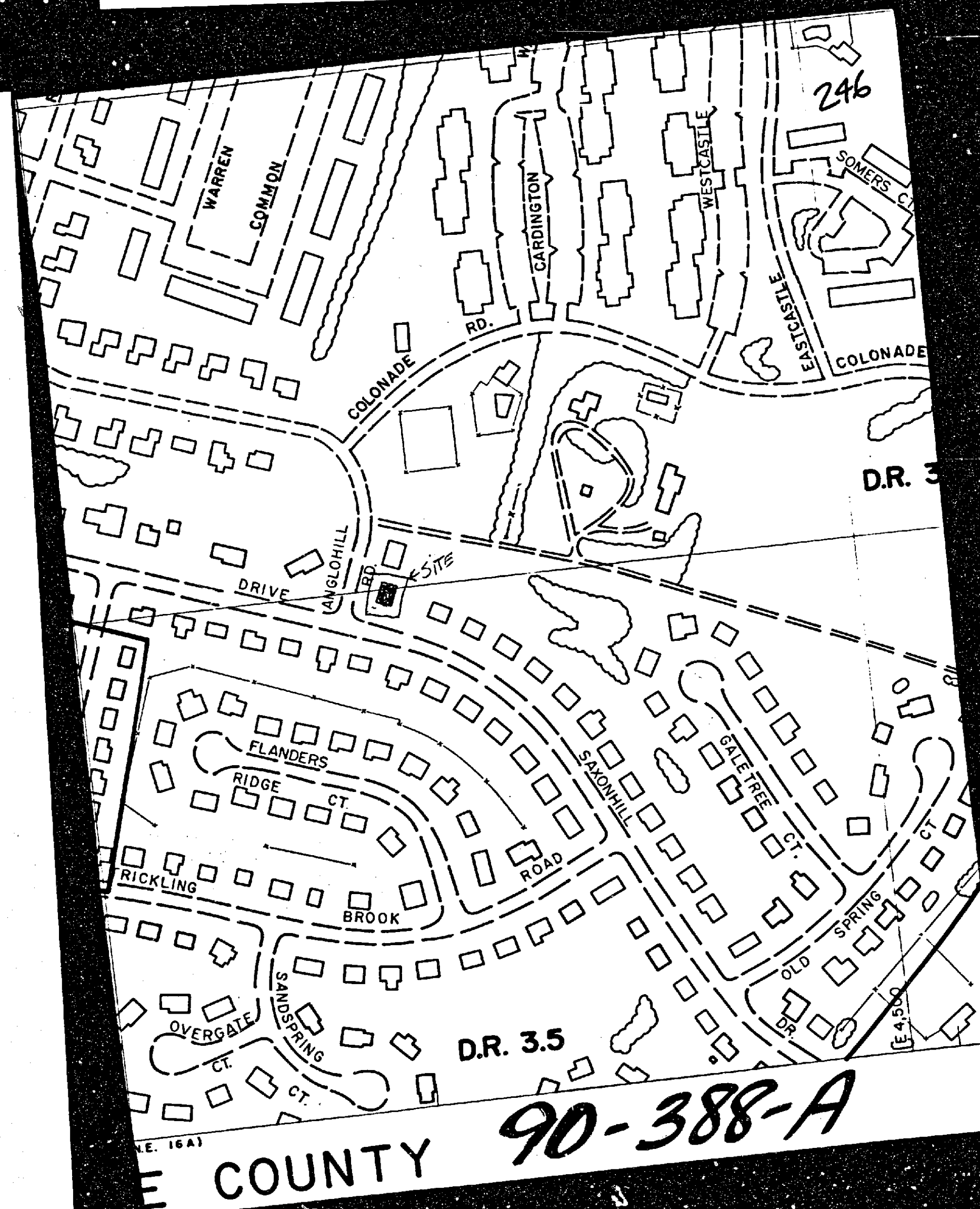
Petition for Zoning Variance
CASE NUMBER: 90-388-A
E/S Angolhill Road, 0 ft. N of Saxonhill Drive
10601 Angolhill Road
8th Election District - 3rd Councilmanic
Petitioner(s): Tadeusz Rykoje, et ux
HEARING: FRIDAY, APRIL 6, 1990 at 2:00 p.m.

Variance to permit a recreational vehicle (boat and trailer) to be stored in the front yard with a zero ft. setback from the front property line in lieu of the side yard 8 ft. to the rear of the front foundation line or in the rear yard 24 ft. from any rear or side lot line.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND



GREGORY W. HUNTER
1014 Saxon Hill Drive - Cockeysville, Maryland 21030

January 4, 1990

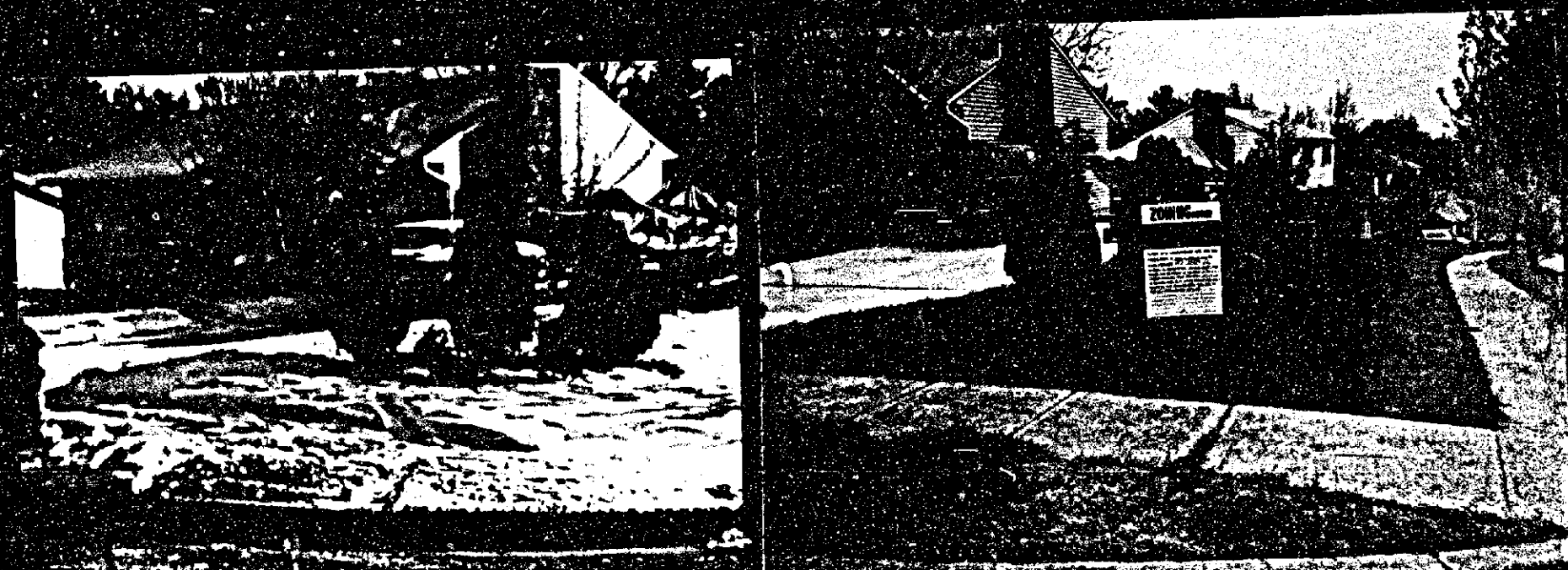
To Whom It May Concern:

I have no objection to the trailer that is currently parked in the driveway of 10601 Angol Hill Road

Sincerely,

Gregory W. Hunter

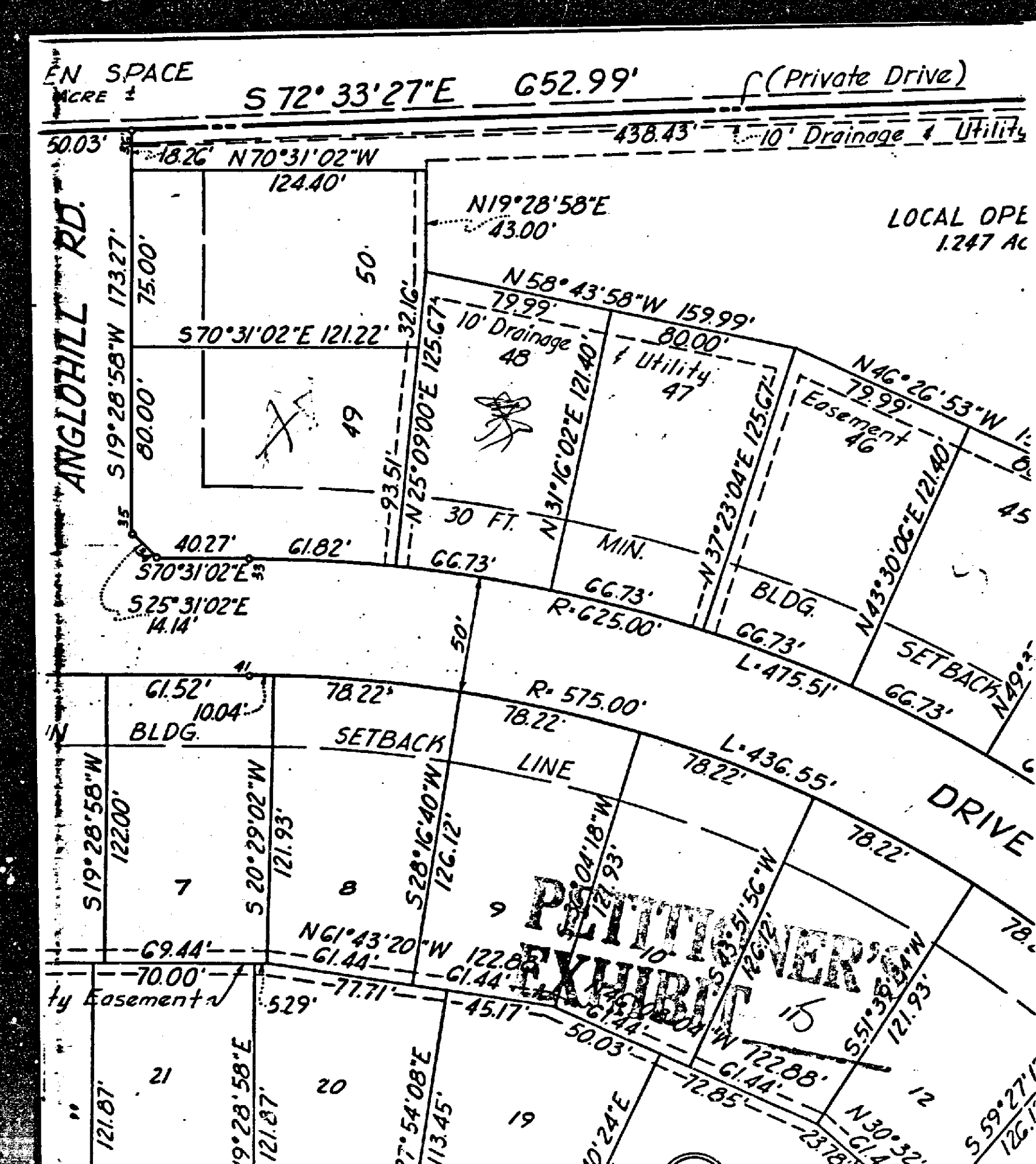
PETITIONER'S
EXHIBIT 6



The following undersigned neighbors have no objection to the parking of a trailered boat in the driveway at 10601 Anglo Hill Road:

Name	Address	Phone Number
Allen O. Sullender	1015 Saxton Hill Dr.	666-8557
James E. Dyer	10603 Anglo Hill Rd.	666-8547
James E. Dyer	1014 Saxton Hill Dr.	666-8547
James E. Dyer	1012 Saxton Hill Dr.	666-8547
James E. Dyer	1013 Saxton Hill Dr.	666-8547
James E. Dyer	1011 Saxton Hill Dr.	666-8547
James E. Dyer	1016 Saxton Hill Dr.	666-8547

**NEIGHBORS
OBJECTION**



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Robert T. Franz	10603 Anglo Hill Rd Cockeysville, MD 21030
Christine E. Rykote	10601 Anglo Hill Rd Cockeysville, MD 21030
Allen O. Sullender	1015 Saxton Hill Dr Cockeysville, MD 21030

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
James E. Dyer	10603 Anglo Hill Rd Cockeysville, MD 21030
James E. Dyer	1014 Saxton Hill Dr Cockeysville, MD 21030
James E. Dyer	1012 Saxton Hill Dr Cockeysville, MD 21030
James E. Dyer	1013 Saxton Hill Dr Cockeysville, MD 21030
James E. Dyer	1011 Saxton Hill Dr Cockeysville, MD 21030
James E. Dyer	1016 Saxton Hill Dr Cockeysville, MD 21030

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

March 23, 1990

Mr. & Mrs. Tadeusz Rykote
10601 Anglo Hill Road
Cockeysville, MD 21030

Dennis F. Rasmussen
County Executive

RE: Item No. 246, Case No. 90-389-A
Petitioner: Tadeusz Rykote, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Rykote:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw
Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 23rd day of February, 1990.

J. Robert Haines
Zoning Commissioner

Received By:
James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Tadeusz Rykote
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: March 1, 1990
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Tadeusz Rykoje, Item 246

The Petitioner requests a Variance to store a recreational vehicle outside the permitted area.

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 867-3211.

PK/JL/cmm

MAR 05 1990

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Towson, Maryland 21204
(801) 887-3554

March 9, 1990

Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 237, 246, 247, 248, 249, and 250.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/lab

MAR 21 1990

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500
Paul H. Reincke
Chief

FEBRUARY 14, 1990

Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: TADEUSZ RYKOJE
Location: E/S ANGLORHILL ROAD
Item No.: 246 Zoning Agenda: FEBRUARY 27, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Pat Keller* 2-15-90 Noted and Approved *Paul H. Reincke*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for February 22, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 246, 247, 248, 249, 250 and 251.

Item 237 is subject to the previous County Review Group comments for this site.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:a

MAR 08 1990

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(801) 887-3553
J. Robert Haines
Zoning Commissioner

April 16, 1990

Dennis F. Rasmussen
County Executive

Mr. & Mrs. Tadeusz Rykoje
10601 Anglo Hill Road
Cockeysville, Maryland 21030

RE: PETITION FOR ZONING VARIANCE
E/S of Anglo Hill Road, N of Saxon Hill Drive
(10601 Anglo Hill Road)
8th Election District - 3rd Councilmanic District
Tadeusz Rykoje, et ux - Petitioners
Case No. 90-388-A

Dear Mr. & Mrs. Rykoje:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 867-3391.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Mr. & Mrs. Juan M. Cruzairas
928 Cotenwood Circle, Cockeysville, Md. 21030

Mr. Thomas J. Quirk
10883 Sandringham Road, Cockeysville, Md. 21030

People's Counsel

File

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
No 2037

4/06/90 M9000049

QTY	PRICE
080 -POSTING SIGNS / ADVERTISING 1 X	\$137.65
TOTAL:	\$137.65

LAST NAME OF OWNER: RYKOJE

Cashier Validation: Please make checks payable to: Baltimore County

90-388

IN RE: PETITION FOR ZONING VARIANCE
E/S Anglo Hill Road, N of
Saxon Hill Drive
(10601 Anglo Hill Road)
8th Election District
3rd Councilmanic District
Tadeusz Rykojc, et ux
Petitioners

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The Petitioners appeared and testified. Also appearing on behalf of the Petition were Robert T. Franz, adjoining property owner on Anglo Hill Road, and Allen O. Sullender, who resides directly across from the subject property on Saxon Hill Drive. Appearing as Protestants in the matter were Juan M. and Dolores Crujeiras, residents of the area, and Thomas J. Quirk, appearing on behalf of the Board of Directors of the Springlake Community Association.

Testimony indicated that the subject property, known as 10601 Anglo Hill Road, consists of .229 acres zoned D.R. 3.5 and is located at the corner of Anglo Hill Road and Saxon Hill Drive. Said property is improved with a single family dwelling which has been Petitioners' residence for approximately the past 11 years. Testimony indicated that last year, Petitioners purchased a bass fishing boat, 16 feet in length, which is kept under cover on a trailer when not in use. Petitioners are desirous

of storing the boat in the driveway alongside the dwelling as depicted in Petitioner's Exhibits 1, 2 and 3D. Testimony indicated that as a result of a complaint filed with the Zoning Office, Petitioners were advised to file the instant Petition for approval. Mr. Rykojc testified he believes the proposed storage location of the boat is more aesthetically appealing and less of an eyesore than if required to comply with the zoning regulations. He pointed out that due to the layout of his property, and the fact that it is a corner lot, the required storage location would result in the boat being within direct view of the adjoining property facing Saxon Hill Drive. In support of his position, Mr. Rykojc introduced a letter of support from the property owner to the rear of the subject site, a petition of support signed by several of the neighbors residing in the vicinity of the subject property, and photographs which clearly depict the boat's present location and its relationship with neighboring properties. Petitioners contend the relief requested will not result in any detriment to the health, safety or general welfare of the community and is within the spirit and intent of the zoning regulations. Mr. Franz and Mr. Sullender testified in favor of Petitioners' request.

Thomas Quirk testified that he was appearing on behalf of the Board of Directors of the Springlake Community Association, which is generally opposed to all variance requests. Mr. Quirk testified that while he is familiar with the site and believes it is a prominent corner location, he does not live in the vicinity of the subject property.

Dolores Crujeiras testified that she and her husband are opposed to the relief requested as they believe the proposed location for storage of the boat is an eyesore.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare. In this particular instance, it is clear that to require strict compliance with the zoning regulations would not be in the best interests of the surrounding, affected property owners. The testimony and evidence presented has established that the relief requested is appropriate and should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of April, 1990 that the Petition for Zoning Variance to permit a recreational vehicle (boat and trailer) to be

stored in the side and front yard at the end of the driveway alongside the dwelling in lieu of the required 8 feet to the rear from the front foundation line of a dwelling, in accordance with Petitioner's Exhibits 1, 2 and 3, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded and Petitioners will be required to store the recreational vehicle in compliance with the zoning regulations.
- 2) The relief granted herein is limited to Petitioners only for purposes of storing the subject, 16-foot bass fishing boat. Petitioners are prohibited from storing a boat of greater size in the location depicted in Petitioner's Exhibits 1, 2 and 3D.
- 3) In the event Petitioners no longer reside on the subject property, or have transferred title to the subject recreational vehicle, the relief granted herein shall terminate.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-388-A

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 415A.1 To permit a recreational vehicle (boat and trailer) to be stored in the front yard with a zero foot setback from the front property line in lieu of the side yard 8 feet to the rear of the front foundation line of the rear yard 2.5 feet from any rear or side lot line.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 23 day

of 1990 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 6 day of 1990, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

90-388-A
Zoning Description

Beginning at a point on the northern most side of Saxon hill Drive, 50ft wide at the intersection, with the eastern most right of way of Anglo hill Road, 50ft wide, being lot 49 in the subdivision of Springdale section III as recorded in plat book 33 Folio 8; also known as 10601 Anglo hill Rd in the 8th election district

OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLAT PREPARED BY BALTO. CO.
DATE 4-30-90
OWNER Tadeusz Rykojc

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th
Date of Posting 3/16/90
Post for: Tadeusz Rykojc, et ux
Petitioner: Tadeusz Rykojc, et ux
Location of property: 10601 Anglo Hill Rd
Location of Sign: Springdale Rd, 10th St, Towson
Remarks: 10th St, Towson
Posted by: J. Robert Haines
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 8, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on March 8, 1990.

THE JEFFERSONIAN,

Publisher

S. Zake Orlean

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 8, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on March 7, 1990.

TOWSON TIMES,

S. Zake Orlean
Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 on the following date and time:
Petition for Zoning Variance
Case number 90-388-A
E/S Anglo Hill Road, O.R.N. of Saxon Hill Drive
10601 Anglo Hill Road
8th Election District
3rd Councilmanic District
Petitioner(s): Tadeusz Rykojc, et ux
Tadeusz Rykojc, et ux
Apr. 6, 1990 at 2:00 p.m.
In the event that the Petitioner is unable to attend the hearing, the Zoning Commissioner will, however, accept any request for a stay of the hearing for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
JT 3119 March 8

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

PUBLIC HEARING FEES
PUBLIC HEARING VARIANCE (IFL)
LAST NAME OF OWNER: RYKOJC

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

DATE 3/20/90



Mr. & Mrs. Tadeusz Rykoje
10601 Angolhill Road
Cockeysville, Maryland 21030

Re: Petition for Zoning Variance
CASE NUMBER: 90-388-A
E/S Angolhill Road, 0 ft. N of Saxonhill Drive
10601 Angolhill Road
8th Election District - 3rd Councilmanic
Petitioner(s): Tadeusz Rykoje, et ux
HEARING: FRIDAY, APRIL 6, 1990 at 2:00 p.m.

Dear Petitioners:

Please be advised that \$137.65 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRHigs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

February 22, 1990

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 90-388-A
E/S Angolhill Road, 0 ft. N of Saxonhill Drive
10601 Angolhill Road
8th Election District - 3rd Councilmanic
Petitioner(s): Tadeusz Rykoje, et ux
HEARING: FRIDAY, APRIL 6, 1990 at 2:00 p.m.

Variance to permit a recreational vehicle (boat and trailer) to be stored in the front yard with a zero ft. setback from the front property line in lieu of the side yard 8 ft. to the rear of the front foundation line or in the rear yard 24 ft. from any rear or side lot line.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

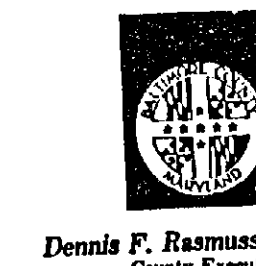
J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Mr. & Mrs. Rykoje

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 90-388-A
E/S Angolhill Road, 0 ft. N of Saxonhill Drive
10601 Angolhill Road
8th Election District - 3rd Councilmanic
Petitioner(s): Tadeusz Rykoje, et ux
HEARING: FRIDAY, APRIL 6, 1990 at 2:00 p.m.

Variance to permit a recreational vehicle (boat and trailer) to be stored in the front yard with a zero ft. setback from the front property line in lieu of the side yard 8 ft. to the rear of the front foundation line or in the rear yard 24 ft. from any rear or side lot line.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

DATE 3/20/90



Mr. & Mrs. Tadeusz Rykoje
10601 Angolhill Road
Cockeysville, Maryland 21030

Re: Petition for Zoning Variance
CASE NUMBER: 90-388-A
E/S Angolhill Road, 0 ft. N of Saxonhill Drive
10601 Angolhill Road
8th Election District - 3rd Councilmanic
Petitioner(s): Tadeusz Rykoje, et ux
HEARING: FRIDAY, APRIL 6, 1990 at 2:00 p.m.

Dear Petitioners:

Please be advised that \$137.65 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRHigs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

February 22, 1990



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

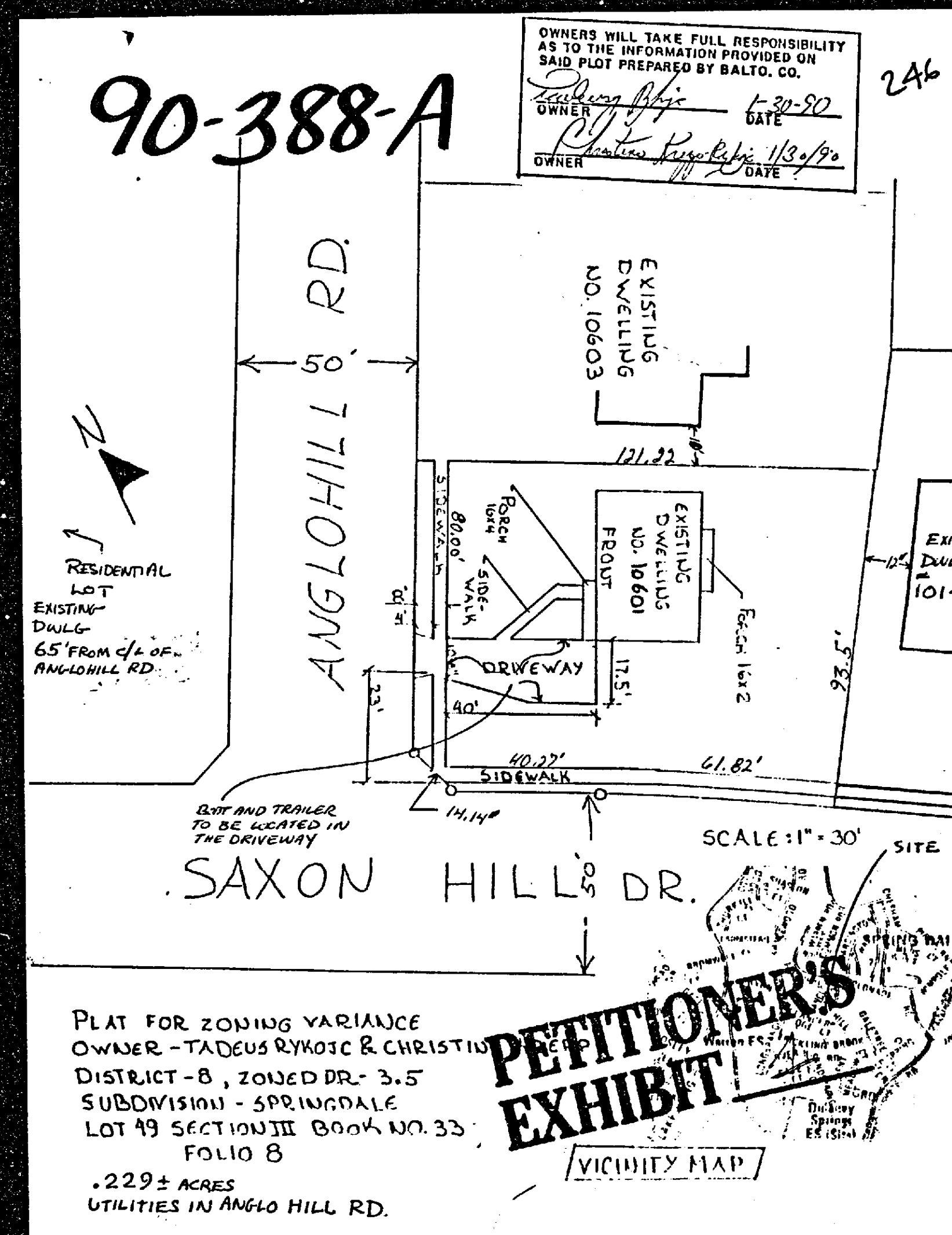
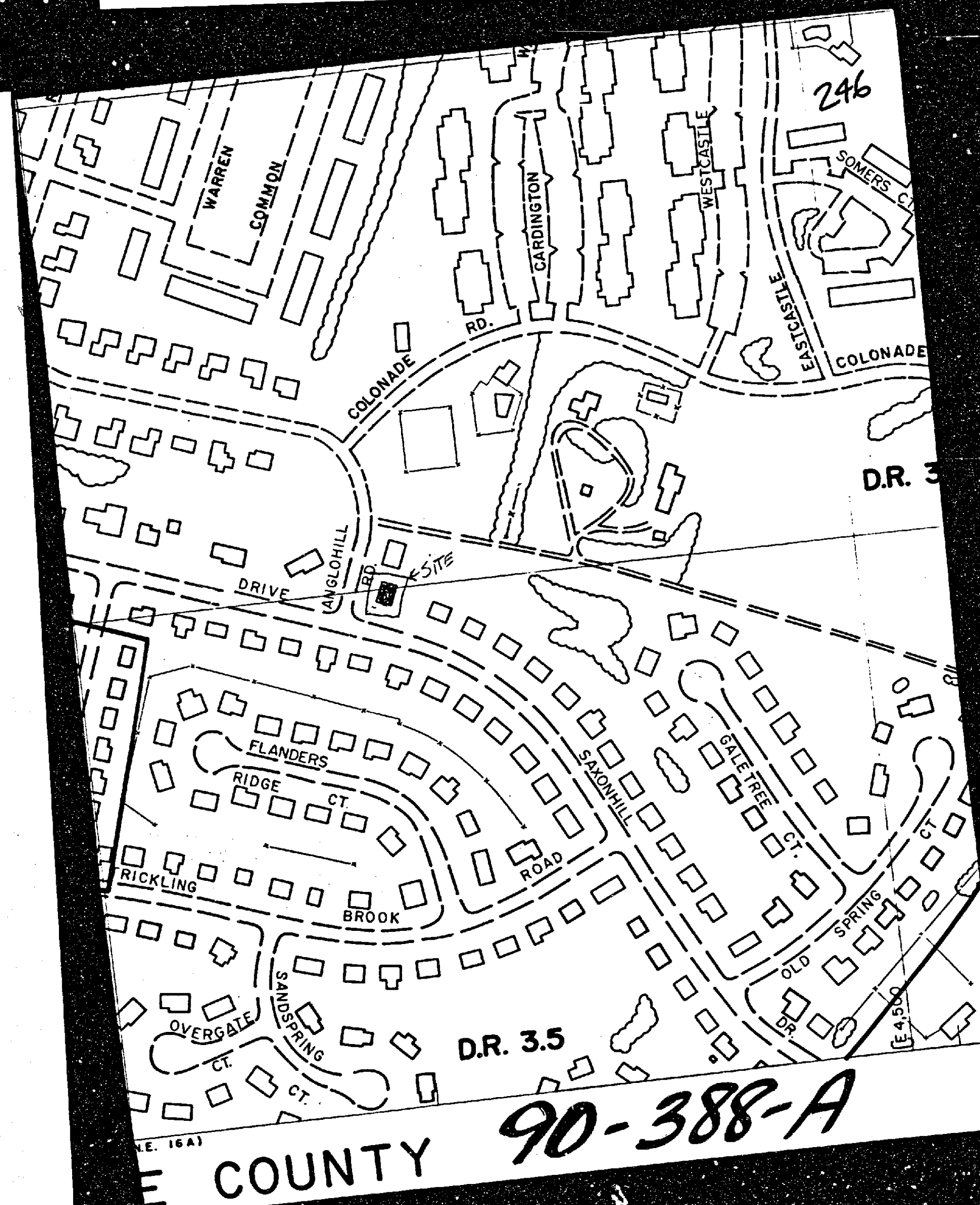
Petition for Zoning Variance
CASE NUMBER: 90-388-A
E/S Angolhill Road, 0 ft. N of Saxonhill Drive
10601 Angolhill Road
8th Election District - 3rd Councilmanic
Petitioner(s): Tadeusz Rykoje, et ux
HEARING: FRIDAY, APRIL 6, 1990 at 2:00 p.m.

Variance to permit a recreational vehicle (boat and trailer) to be stored in the front yard with a zero ft. setback from the front property line in lieu of the side yard 8 ft. to the rear of the front foundation line or in the rear yard 24 ft. from any rear or side lot line.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND



GREGORY W. HUNTER
1014 SAXONHILL DRIVE - COCKEYSVILLE, MARYLAND 21030

January 4, 1990

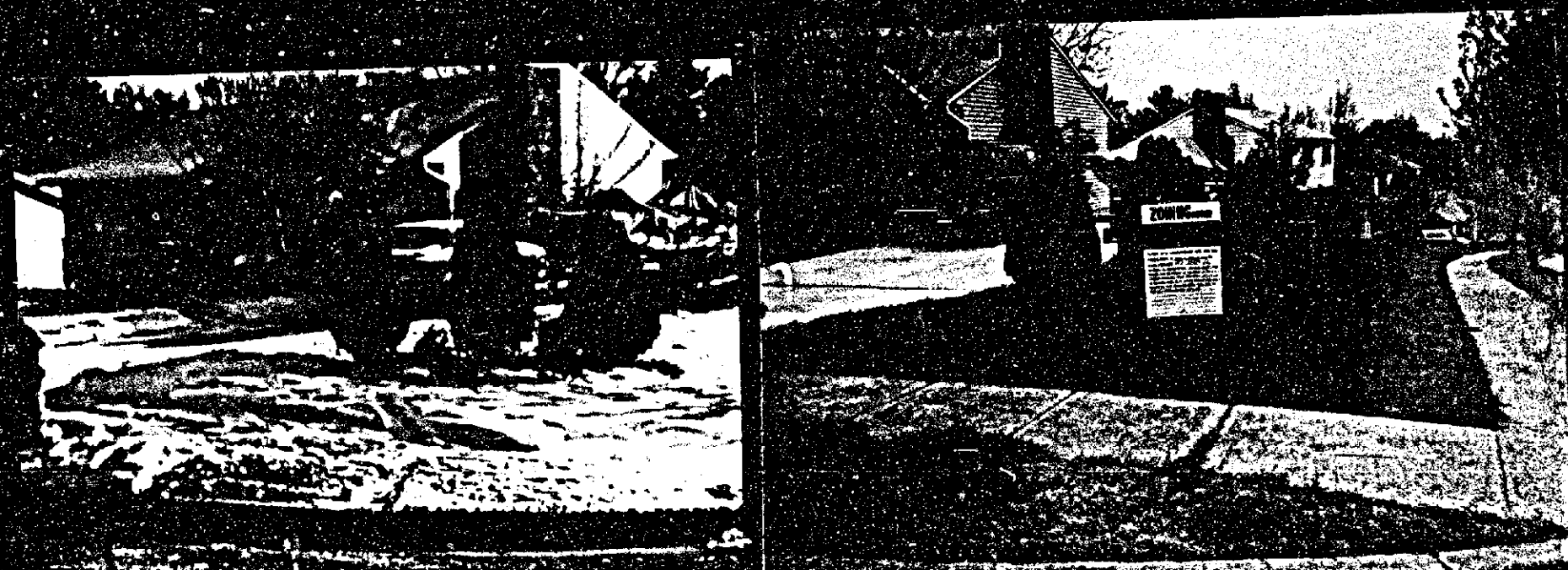
To Whom It May Concern:

I have no objection to the trailer boat that is currently parked in the driveway of 10601 Angol Hill Road

Sincerely,

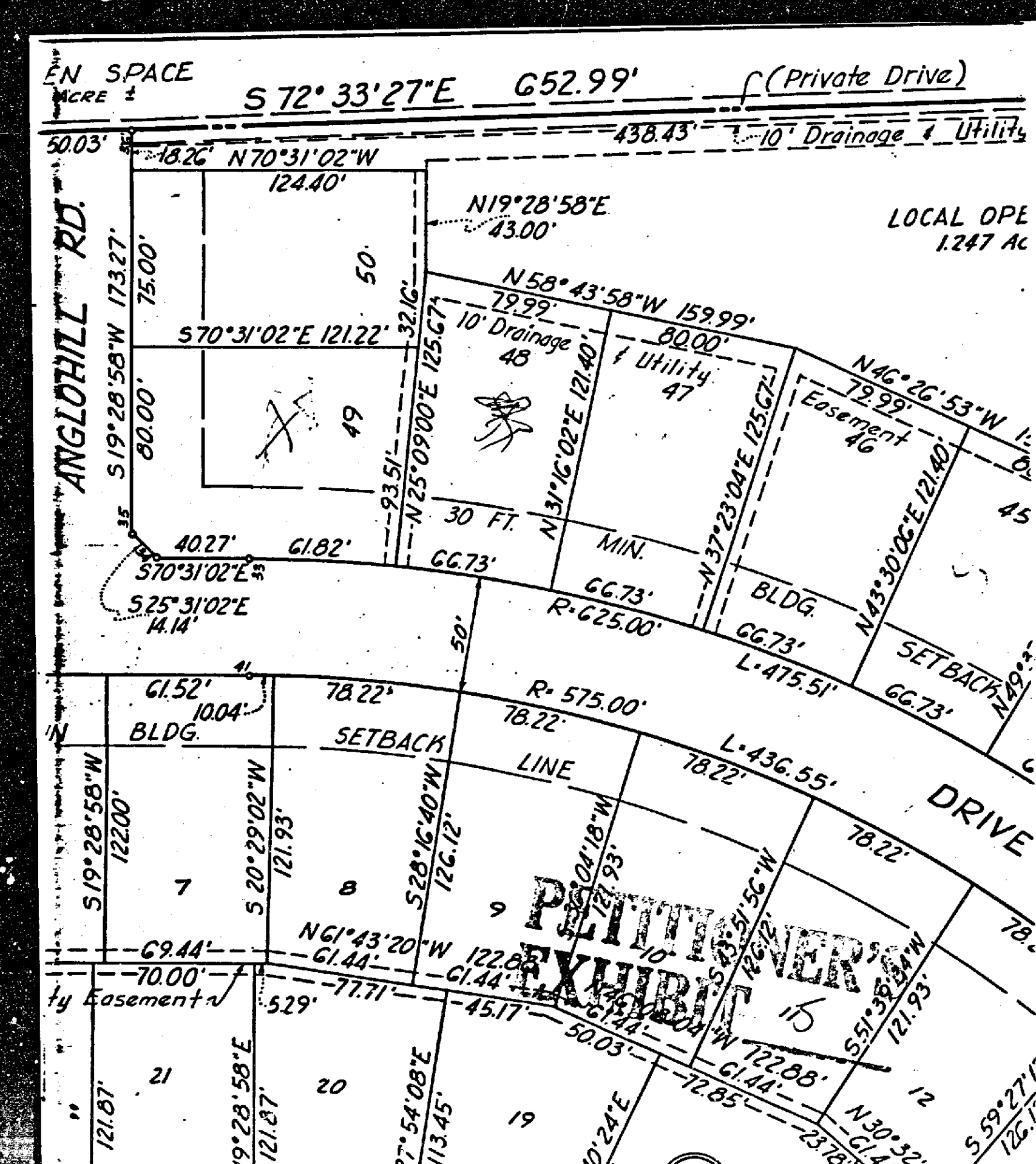
Gregory W. Hunter

PETITIONER'S
EXHIBIT 6



The following undersigned neighbors have no objection to the parking of a trailered boat in the driveway at 10601 Anglo Hill Road:

Name	Address	Phone Number
Allen O. Sullender	1015 Saxton Hill Dr	666-8557
James E. Dyer	10603 Anglo Hill Rd	666-8547
James E. Dyer	1014 Saxton Hill Dr	666-8547
James E. Dyer	1012 Saxton Hill Dr	666-8547
James E. Dyer	1013 Saxton Hill Dr	666-8547
James E. Dyer	1011 Saxton Hill Dr	666-8547
James E. Dyer	1016 Saxton Hill Dr	666-8547



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Robert T. Franz	10603 Anglo Hill Rd
Christine E. Rykote	10601 Anglo Hill Rd
Allen O. Sullender	1015 Saxton Hill Dr

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
James E. Dyer	10603 Anglo Hill Rd
James E. Dyer	10601 Anglo Hill Rd
James E. Dyer	1015 Saxton Hill Dr

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

March 23, 1990

Mr. & Mrs. Tadeusz Rykote
10601 Anglo Hill Road
Cockeysville, MD 21030



RE: Item No. 246, Case No. 90-389-A
Petitioner: Tadeusz Rykote, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Rykote:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

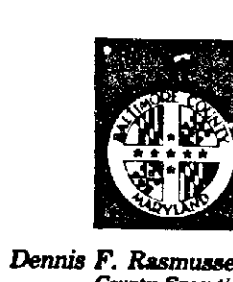
IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner



Your petition has been received and accepted for filing this 23rd day of February, 1990.

J. Robert Haines
Zoning Commissioner

Received By:
James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Tadeusz Rykote

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: March 1, 1990
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Tadeusz Rykoje, Item 246

The Petitioner requests a Variance to store a recreational vehicle outside the permitted area.

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 867-3211.

PK/JL/cmm

MAR 05 1990

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Towson, Maryland 21204
(801) 887-3554

March 9, 1990

Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 237, 246, 247, 248, 249, and 250.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/lab

MAR 21 1990

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500
Paul H. Reincke
Chief

FEBRUARY 14, 1990

Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: TADEUSZ RYKOJE
Location: E/S ANGLORHILL ROAD
Item No.: 246 Zoning Agenda: FEBRUARY 27, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Pat Keller* 2-15-90 Noted and Approved *Paul H. Reincke*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for February 22, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 246, 247, 248, 249, 250 and 251.

Item 237 is subject to the previous County Review Group comments for this site.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:a

MAR 08 1990

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(801) 887-3553
J. Robert Haines
Zoning Commissioner

April 16, 1990

Dennis F. Rasmussen
County Executive

Mr. & Mrs. Tadeusz Rykoje
10601 Anglo Hill Road
Cockeysville, Maryland 21030

RE: PETITION FOR ZONING VARIANCE
E/S of Anglo Hill Road, N of Saxon Hill Drive
(10601 Anglo Hill Road)
8th Election District - 3rd Councilmanic District
Tadeusz Rykoje, et ux - Petitioners
Case No. 90-388-A

Dear Mr. & Mrs. Rykoje:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 867-3391.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Mr. & Mrs. Juan M. Cruzairas
928 Cotenwood Circle, Cockeysville, Md. 21030

Mr. Thomas J. Quirk
10883 Sandringham Road, Cockeysville, Md. 21030

People's Counsel

File

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
No 2037

4/06/90 M9000049

QTY	PRICE
000 - POSTING SIGNS / ADVERTISING 1 X	\$137.65
TOTAL:	\$137.65

LAST NAME OF OWNER: RYKOJE

Cashier Validation: Please make checks payable to: Baltimore County

90-388